



City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

[www.dublinohiousa.gov](http://www.dublinohiousa.gov)

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**NOVEMBER 7, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**MOTION:** Richard Taylor moved, John Hardt seconded to accept the documents into the record as presented.

**VOTE:** 7 – 0.

**RESULT:** The documents were accepted into the record.

#### RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

#### STAFF CERTIFICATION

Claudia D. Husak, AICP  
Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**NOVEMBER 7, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**MOTION:** Richard Taylor moved, Victoria Newell seconded, to approve the proposed 2014-2015 meeting dates.

**VOTE:** 7 – 0.

**RESULT:** The 2014-2015 meeting dates were approved.

#### RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

#### STAFF CERTIFICATION

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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**NOVEMBER 7, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**MOTION:** Richard Taylor moved, Warren Fishman seconded to approve the, September 19, 2013 meeting minutes as amended.

**VOTE:** 7 – 0.

**RESULT:** The September 19, 2013 meeting minutes were approved as amended.

#### RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

#### STAFF CERTIFICATION

Claudia D. Husak, AICP  
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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**NOVEMBER 7, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**MOTION:** Richard Taylor moved, Victoria Newell seconded to approve the, October 10, 2013 meeting minutes as presented.

**VOTE:** 6 – 0 – 1.

**RESULT:** The October 10, 2013 meeting minutes were approved as presented.

#### RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Abstain
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

#### STAFF CERTIFICATION

  
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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**NOVEMBER 7, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**MOTION:** Richard Taylor moved, Joseph Budde seconded to approve the, October 17, 2013 meeting minutes as amended.


**VOTE:** 7 – 0.

**RESULT:** The October 17, 2013 meeting minutes were approved as amended.

#### RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

#### STAFF CERTIFICATION

  
Claudia D. Husak, AICP  
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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**NOVEMBER 7, 2013**

The Planning and Zoning Commission took the following action at this meeting:

1. **NE Quad – Subarea 5A – Kroger Marketplace** **7625 Sawmill Road**  
**13-084Z/PDP/FDP/CU** **Rezoning/Preliminary Development Plan/  
Final Development Plan/Conditional Use**

Proposal: An addition to the existing grocery store, modifications to the permitted uses within the existing development text, and an outdoor dining area for a shopping center within Subarea 5A of the NE Quad Planned Unit Development, located on the west side of Sawmill Road approximately 750-feet north of the intersection of Hard and Sawmill Roads.

Request: Review and recommendation of approval to City Council of a rezoning with preliminary development plan and review and approval of a final development plan, both under the provisions of Zoning Code Sections 153.050. This is also a request for a review and approval of a conditional use under the provisions of Zoning Code Section 153.236.

Applicant: Nick Vollman; represented by Ben Hale, Jr., Smith and Hale LLC.

Planning Contact: Jennifer M. Rauch, AICP, Planner II.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

**MOTION #1:** Richard Taylor moved, Joseph Budde seconded, to forward a recommendation of approval to City Council this Rezoning/Preliminary Development Plan because it complies with the preliminary development plan and the applicable review criteria with one condition:

- 1) To modify the text to reduce the future expansion square footage to 23,500 square feet this is less by the increased amount of retail area of the Kroger Marketplace 500 square feet.

\*Ben Hale Jr., agreed to the above conditions.

**VOTE:** 5 – 2.

**RESULT:** This Rezoning/Preliminary Development Plan application will be forwarded to City Council with a recommendation of approval.

#### RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	No
Amy Kramb	No
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**NOVEMBER 7, 2013**

The Planning and Zoning Commission took the following action at this meeting:

- 1. NE Quad – Subarea 5A – Kroger Marketplace 7625 Sawmill Road**  
**13-084Z/PDP/FDP/CU Rezoning/Preliminary Development Plan/**  
**Final Development Plan/Conditional Use**

**MOTION #2:** Richard Taylor moved, Joseph Budde seconded, to approve Final Development Plan because it complies with the review criteria with one condition:

- 1) The applicant replace any trees removed as part of the proposed expansion in accordance with the tree replacement provisions of the Code, subject to approval by Planning.

\*Ben Hale Jr., agreed to the above conditions.

**VOTE:** 5 – 2.

**RESULT:** This Final Development Plan was approved.

**RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	No
Amy Kramb	No
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**NOVEMBER 7, 2013**

The Planning and Zoning Commission took the following action at this meeting:

- 1. NE Quad – Subarea 5A – Kroger Marketplace** **7625 Sawmill Road**  
**13-084Z/PDP/FDP/CU** **Rezoning/Preliminary Development Plan/  
Final Development Plan/Conditional Use**

**MOTION #3:** Amy Kramb moved, Victoria Newell seconded, to approve this Conditional Use application because it complies with the applicable review criteria, with one condition:

- 1) The proposed patio amenities be stored in a location that is not visible to the public when not in regular use unless the patio furniture is all-weather material, set up for use and not covered in any way, and weather conditions make the use of furniture possible.

\*Ben Hale Jr., agreed the above conditions.

**VOTE:** 7 – 0.

**RESULT:** This Conditional Use application was approved.

**RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

**STAFF CERTIFICATION**

Jennifer M. Rauch, AICP  
Planner II





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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**NOVEMBER 7, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**2. NE Quad – Subarea 5A - Kroger Marketplace Centre – Orange Theory Fitness**  
**13-105CU** **7581 Sawmill Road**  
**Conditional Use**

Proposal: A 3,170-square-foot exercise facility within the existing Kroger Marketplace Centre within Subarea 5A of the NE Quad Planned Unit Development, located on the west side of Sawmill Road approximately 750-feet north of the intersection of Hard and Sawmill Roads.

Request: Review and approval of conditional use application under the provisions of Code Section 153.236.

Applicant: Plaza Properties, represented by Jackson Reynolds, Smith and Hale LLC.

Planning Contact: Claudia D. Husak, AICP, Planner II and Jordan Fromm, Planning Assistant.

Contact Information: (614) 410-4600, chusak@dublin.oh.us and jfromm@dublin.oh.us

**MOTION:** Richard Taylor moved, Warren Fishman seconded, to approve the Conditional Use application because it complies with the applicable review criteria.


**VOTE:** 7 – 0.

**RESULT:** This Conditional Use application was approved.

**RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

**STAFF CERTIFICATION**

  
Claudia D. Husak, AICP  
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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**NOVEMBER 7, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**3. Perimeter Center Planned Commerce District, Subarea I – Crown Kia – Sign  
6400 Perimeter Loop Road  
13-106AFDP Amended Final Development Plan**

Proposal: To replace a 15-foot tall, 50-square-foot ground sign with a new 15-foot, 2-inch tall, 50-square-foot ground sign for an existing car dealership in Subarea I of the Perimeter Center PCD. The site is located on the north side of Perimeter Loop Drive, approximately 370 feet west of the intersection with Mercedes Drive.

Request: Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050.

Applicant: Marc Wigler, Crown Automotive Group; represented by Michael L. Close.

Planning Contact: Rachel S. Ray, AICP, Planner II.

Contact Information: (614) 410-4656, rray@dublin.oh.us

**MOTION:** Richard Taylor moved, Warren Fishman seconded, to table at the request of the applicant.

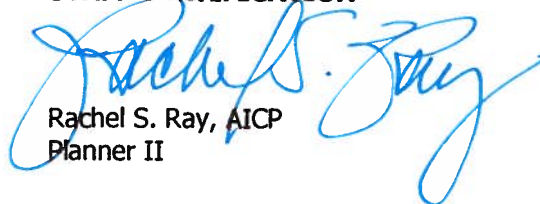
**VOTE:** 7 – 0.

**RESULT:** This Amended Final Development Plan application was tabled.

**RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Krumb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

**STAFF CERTIFICATION**

  
Rachel S. Ray, AICP  
Planner II



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**NOVEMBER 7, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**4. Zoning Code Amendment – Technology Flex Zoning District  
13-104ADMC Administrative Request -Zoning Code Amendment**

Proposal: Amending Chapter 153.044, Technology Flex (TF) District of the Dublin Code of Ordinances (Zoning Code) to permit commercial vehicle rental as a conditional use within the district.

Request: Review and recommendation regarding amendments to the Zoning Code under the provisions of Code Section 153.232 and 153.234.

Applicant: Bates Property Management Co.; represented by Smith and Hale LLC.

Planning Contact: Steve Langworthy, Director.

Contact Information: (614) 410-4600, [slangworthy@dublin.oh.us](mailto:slangworthy@dublin.oh.us)

**MOTION:** Richard Taylor moved, Victoria Newell seconded, to forward a recommendation of approval to City Council for this Administrative Request-Zoning Code Amendment as modified.

**VOTE:** 7 – 0.

**RESULT:** This Administrative Request – Zoning Code Amendment will be forwarded to City Council with a recommendation of approval.

**RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

**STAFF CERTIFICATION**

  
Steve Langworthy  
Director of Planning



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**NOVEMBER 7, 2013**

The Planning and Zoning Commission took the following action at this meeting:

**5. Bridge Street District – Code Modification**  
**13-095ADMC Administrative Request -Zoning Code Amendment**

Proposal: Amending Chapter 153 of the Dublin Code of Ordinances (Zoning Code) including regulations applicable to the Bridge Street District zoning districts.

Request: Review and recommendation regarding amendments to the Zoning Code under the provisions of Code Section 153.232 and 153.234.

Applicant: Marsha Grigsby, City Manager, City of Dublin.

Planning Contact: Justin Goodwin, AICP, Planner II

Contact Information: (614) 410-4677, jgoodwin@dublin.oh.us

**RESULT:** This Administrative Request – Zoning Code Amendment was discussed.

### STAFF CERTIFICATION

Justin Goodwin, AICP  
Planner II